

# **PETITION FOR ZONING VARIANCE 84-98-A** **TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:**

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B02.3 C.1.1. to permit a front yard setback of 15 feet instead of the required 40 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

"Mrs. Katz has degenerative bone disease, lower back including hip-area-general pain and difficulty walking and worse when walking up and down steps"

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
 (Type or Print Name)  
 Signature: \_\_\_\_\_  
 (Type or Print Name)

Legal Owner(s): \_\_\_\_\_  
 (Type or Print Name)  
 Signature: \_\_\_\_\_  
 (Type or Print Name)

Address of Petitioner: \_\_\_\_\_  
 (Type or Print Name)  
 Signature: \_\_\_\_\_  
 (Type or Print Name)

Address: \_\_\_\_\_  
 City and State: \_\_\_\_\_  
 Name, address and phone number of legal owner, tract purchaser or representative to be contacted: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City and State: \_\_\_\_\_  
 Attorney's Telephone No.: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of August, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 13th day of October, 1983, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

Mr. Louis A. Katz  
 3329 Old Court Rd.  
 Baltimore, Maryland 21208

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
 NE Corner Old Court Rd. and : OF BALTIMORE COUNTY  
 Lightfoot Dr., 3rd District  
 LOUIS A. KATZ, et ux, : Case No. 84-98-A  
 Petitioners

## **ORDER TO ENTER APPEARANCE**

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman : John W. Hession, III  
 Deputy People's Counsel : People's Counsel for Baltimore County  
 Rm. 223, Court House  
 Towson, Maryland 21204  
 494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Louis A. Katz, 3329 Old Court Road, Pikesville, MD 21208, Petitioners.

John W. Hession, III  
 John W. Hession, III

## **BALTIMORE COUNTY, MARYLAND**

### **INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon : Zoning Commissioner : Date: September 21, 1983  
 FROM: Norman E. Gerber : Director of Planning and Zoning  
 Louis A. Katz : 84-98-A  
 SUBJECT:

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
 Director of Planning and Zoning

NEO:JGH:cav

DRS. BENNETT, JOHNSON & EATON, P.A.  
 4 EAST MADISON STREET  
 BALTIMORE, MARYLAND 21202  
 AREA CODE 301-685-0908  
 OFFICE HOURS BY APPOINTMENT

EDMOND J. MCDONNELL, M.D.  
 J. T. H. JOHNSON, M.D.  
 JAMES B. BRODER, M.D.  
 R. L. C. VON KESSLER, M.D.  
 CHARLES E. SILBERSTEIN, M.D.

WILLIAM B. BAKER, M.D. (1873-1931)  
 FREDERICK H. BRETHER, M.D. (1874-1933)  
 GEORGE C. BENNETT, M.D. (1884-1962)  
 ROBERT W. JOHNSON, JR., M.D. (1891-1969)  
 GEORGE C. EATON, M.D. (1901-1975)

September 28, 1983

To Whom It May Concern:

This is to certify that Mrs. Freida Katz has degenerative osteoarthritis and degenerative disease of lumbar spines. Steps and prolonged walking aggravate her condition and are detrimental to her physical condition.

Sincerely,  
 Kirby L. C. von Kessler, M. D.

dla

**PETITIONER'S EXHIBIT 4**

## **BALTIMORE COUNTY**

### **ZONING PLANS**

### **ADVISORY COMMITTEE**



### **PETITION AND SITE PLAN**

### **EVALUATION COMMENTS**

## **BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

October 10, 1983

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

odo  
 Nicholas B. Commodari  
 Chairman

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

Mr. & Mrs. Louis G. Katz  
 3329 Old Court Road  
 Baltimore, Maryland 21208

RE: Item No. 54 - Case No. 84-98-A  
 Petitioner - Louis G. Katz, et ux  
 Variance Petition

Dear Mr. & Mrs. Katz:

Enclosed please find addendum comments relative to the above.

Very truly yours,

Nicholas B. Commodari  
 Chairman  
 Zoning Plans Advisory Committee

NBC:bsc

Enclosure



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

September 30, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #54 (1983-1984)  
Property Owner: Louis A. & Frieda G. Katz  
"S" cor. Old Court Rd. & Lightfoot Dr.  
Acres: 2.2 District: 3rd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Old Court Road (Md. 133) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Lightfoot Drive is an existing County road, improved as a 30-foot closed section roadway on a 50-foot right-of-way. Fillet areas for sight distance at the Old Court Road intersection will be required in the future.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Connection of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #54 (1983-1984)  
Property Owner: Louis A. & Frieda G. Katz  
Page 2  
September 30, 1983

Water and Sanitary Sewer:

There are 16 and 8-inch public water mains in Old Court Road and Lightfoot Drive, respectively. Public 8-inch sanitary sewerage exists in Lightfoot Drive.

Very truly yours,  
[Signature]  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EMH:WRS

O-W Key Sheet  
31 & 32 NW 17 & 18 Pos. Sheets  
NW 8 E Topo  
68 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 4, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

Mr. Louis A. Katz  
3329 Old Court Road  
Baltimore, Maryland 21208

RE: Case No. 84-98-A (Item No. 54)  
Petitioner - Louis A. Katz  
Variance Petition

Dear Mr. Katz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hopkins & Associates, Inc.  
200 East Joppa Road  
Towson, Maryland 21204



Maryland Department of Transportation  
State Highway Administration

Lowell K. Bridwell  
Secretary  
M. S. Caltrider  
Administrator

August 25, 1983

Mr. William Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Re: ZAC Meeting of 8-23-83  
ITEM: #54  
Property Owner: Louis A. & Frieda G. Katz  
Location: N/E corner  
Old Court Road (Route 133)  
& Lightfoot Road  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 40'.  
Acres: 2.2  
District: 3rd

Dear Mr. Hammond:

On review of the site plan of July 28, 1983, the State Highway Administration finds the plan generally acceptable.

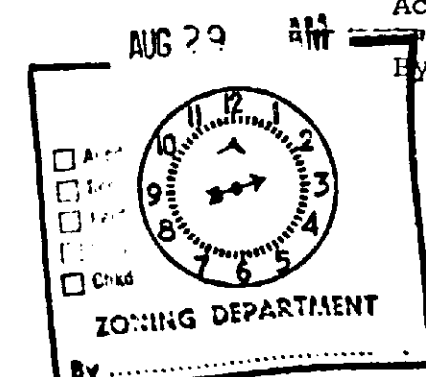
Very truly yours,

[Signature]  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. J. Ogle



My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech  
303-7555 Baltimore Metro - 865-0451 D.C. Metro - 1-800-422-5083 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

September 8, 1983

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 53454 -ZAC- August 23, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 53 and 54.

[Signature]  
Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY  
DEPARTMENT OF PLANNING & LICENSES  
TOWSON, MARYLAND 21204  
494-3900

TED ZAKESKI, JR.  
DIRECTOR

September 21, 1983

Mr. William E. Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 54 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis A. & Frieda G. Katz  
Location: "S" cor. Old Court Road and Lightfoot Road  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 40'.  
Acres: 2.2  
District: 3rd

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/General Bill 4-82 EXCEPT WHERE SHOWN OTHERWISE AND/OR AMENDMENTS AND OTHER APPLICABLE CODES.
- X B. A building and/or other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A firewall is required if construction is on the lot line, See Table 401, line 5, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit.  
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,  
[Signature]  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj  
PDR 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 22, 1983

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: August 23, 1983

RE: Item No: 49, 50, 51, 52, 53 & 54  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above mentioned item numbers have no adverse effect on student population.

Very truly yours,

[Signature]  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 54, Zoning Advisory Committee Meeting of Aug 23, 1983

Property Owner: Louis A. + Frieda G. Katz

Location: NE Old Court Road District 3

Water Supply private Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 54  
Page 2

- ( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ( ) Soil percolation tests have been conducted.  
The results are valid until \_\_\_\_\_  
Revised plans must be submitted prior to approval of the percolation tests.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) In accordance with Section 13.7 of the Baltimore County Code, the water well yield test shall be valid until \_\_\_\_\_  
is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ( ) All roads and parking areas should be surfaced with a dustless, bonding material.
- ( ) No health hazards are anticipated.
- (X) Others This site is served by Metropolitan water and sewer. Prior to approval of a Building Permit, the existing house must be connected to public water and the existing well backfilled. The proposed structure must be connected to public utilities. This property is located within the Junior Falls watershed.

*Jan J. Furzeck, Director*  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

IN RE: PETITION ZONING VARIANCE  
NE/corner of Old Court Road  
and Lightfoot Drive - 3rd  
Election District  
Louis A. Katz, et ux,  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-98-A

# FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a front yard setback of 15 feet instead of the required 40 feet. The purpose of their request is to move an existing garage in order to allow it to be attached to a proposed house to be built and to allow easy access from the garage to the home, as more fully described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. Also testifying for the Petitioners was Allan Ackerman, the contractor erecting the Petitioners' new home. There were no Protestants.

Testimony indicated that the property is zoned D.R.2. The Petitioners live in a two-story home on the property but, due to the degenerative illness of Frieda G. Katz, the Petitioners are building a one-story rancher elsewhere on the same property. At the front of the site where the new home is to be built is presently located a two-car garage which fronts on Lightfoot Drive. The garage would be relocated to the left and attached to the new home. This would allow for a ramp to allow Mrs. Katz access from the garage by the ramp to a mudroom in the house. This would be consistent with the main purpose for the proposed house. Other reasons for the relocation center around safety of ingress and egress from the present garage, which at present does not allow for enough room to maneuver. The proposed location would allow for such maneuverability by allowing room to turn cars around in the driveway rather than in the street, and therefore also allow for greater visibility.

The garage cannot be placed elsewhere due to the topography of the land, the existence of trees and shrubbery, and which if required would necessitate a relocation of the house itself and would force a change in the present plan to construct a rancher because of grading problems resulting from the topography. Therefore, it would be a practical impossibility to relocate the garage other than in the location proposed.

The Petitioners seek relief from Section 1802.3C.1., pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured,

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance was to be granted, such use as proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance was not to be granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the

- 2 -

use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17<sup>th</sup> day of October, 1983, that the Petition for Variance to permit a front yard setback of 15 feet instead of the required 40 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioners may apply for their building permit, and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that their proceeding at this time is at their own risk until such time as the appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Arnold Jablon*  
Zoning Commissioner of  
Baltimore County

## PETITION FOR VARIANCE

3rd Election District

ZONING: Petition for Variance  
LOCATION: Northeast corner Old Court Road and Lightfoot Drive  
DATE & TIME: Thursday, October 13, 1983 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 15 ft. instead of the required 40 ft.

The Zoning Regulation to be excepted as follows:  
Section 1802.3C.1 - front yard setback in D.R. 2 zone

All that parcel of land in the Third District of Baltimore County

Being the property of Louis A. Katz, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
Phone 730-9060

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHALL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060 August 9, 1983

BEL AIR OFFICE  
L. GERALD WOLFF  
Landscape Architect  
Phone 838-0888

## DESCRIPTION FOR LOUIS G. KATZ PROPERTY FOR FRONT YARD VARIANCE:

Beginning for the same at a point distance 15 feet North 26 degrees 39 minutes East from the intersection of the center line of Lightfoot Drive (50 foot right of way) and the center line of Old Court Road thence running in the center of said Old Court Road the three following courses and distances viz: (1) North 26 degrees 39 minutes East 0.58 feet (2) North 23 degrees 59 minutes East 100 feet (3) North 22 degrees 19 minutes East 100 feet thence leaving the center line of said Old Court Road the three following courses and distances viz: (1) South 69 degrees 14 minutes 12 seconds East 597.87 feet (2) South 74 degrees 22 minutes 27 seconds West 328.85 feet (3) South 29 degrees 47 minutes West 16 feet ± to the northeasterly side of said Lightfoot Drive thence running the two following courses and distances viz: (1) along a curve to the right having a radius of 600 feet an arc length of 191.76 feet (2) North 62 degrees 15 minutes West 149.26 feet to the place of beginning.

Containing 2.2 Acres of land more or less.



Malcolm E.  
Registered Surveyor 13365



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

October 17, 1983

Mr. & Mrs. Louis A. Katz  
3329 Old Court Road  
Pikesville, Maryland 21208

IN RE: Petition Zoning Variance  
NE/corner of Old Court Road  
and Lightfoot Drive - 3rd  
Election District  
Louis A. Katz, et ux,  
Petitioners  
Case No. 84-98-A

Dear Mr. & Mrs. Katz:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

ORDER RECEIVED FOR FILING

DATE October 17, 1983  
BY John W. Hessian, III  
REGISTERED SURVEYOR

- 3 -



Mr. & Mrs. Louis A. Katz  
3329 Old Court Road  
Pikesville, Maryland 21208

NOTICE OF HEARING  
Re: Petition for Variance  
NE/corner Old Court Rd. & Lightfoot Dr.  
Louis A. Katz, et ux - Petitioners  
Case No. 84-98-A

TIME: 11:00 A.M.  
DATE: Thursday, October 13, 1983  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 119443  
DATE: 8/1/83 ACCOUNT: 01-615-000  
AMOUNT: \$35.00  
RECEIVED FROM: *Hudkins & Assoc*  
FOR: *Advertising & R&K Posting Case #84-98-A*  
(102) C 012\*\*\*\*\*35000 611-A  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

September 29, 1983

Mr. & Mrs. Louis A. Katz  
3329 Old Court Road  
Pikesville, Maryland 21208

Re: Petition for Variance  
NE/corner Old Court Road and  
Lightfoot Drive  
Louis A. Katz, et ux - Petitioners  
Case No. 84-98-A

Dear Mr. & Mrs. Katz:

This is to advise you that \$73.50 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 121556  
DATE: 10/3/83 ACCOUNT: R-01-615-000  
AMOUNT: \$73.50  
RECEIVED FROM: *Louis G. Katz*  
FOR: *Advertising & R&K Posting Case #84-98-A*  
C 012\*\*\*\*\*73000 611-A  
VALIDATION OR SIGNATURE OF CASHIER

# CERTIFICATE OF PUBLICATION

TOWSON, MD., September 22, 1983  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each of the time *Wednesday* before the *13th* day of *October*, 1983, the *1983* publication appearing on the *22nd* day of *October*, 1983.

THE JEFFERSONIAN,  
*[Signature]*  
Manager.

Cost of Advertisement, \$ *22.00*

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *3rd* Date of Posting: *Sept 22-83*  
Filed for: *Variance*  
Petitioner: *Louis A. Katz, et ux*  
Location of property: *NE/corner of Old Court Road and Lightfoot Dr.*  
Location of Signs: *NE/corner of Old Court Road and Lightfoot Drive*  
Remarks: *[Signature]*  
Posted by: *[Signature]* Date of return: *Sept 30-83*  
Number of Signs: *1*

# PETITION FOR VARIANCE

3rd Election District

ZONING: Petition for Variance  
LOCATION: Northeast corner Old Court Road and Lightfoot Drive  
DATE & TIME: Thursday, October 13, 1983 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a front yard setback of 15 ft. instead of the required 40 ft.  
The Zoning Regulation to be amended as follows:  
Section 1802.3C1 - front yard setback in D.R. 2 zone  
All that parcel of land in the Third District of Baltimore County, beginning for the same at a point distance 15 feet North 33 degrees 39 minutes East from the intersection of the center line of Lightfoot Drive (50 foot right of way) and the center line of Old Court Road thence running in the center of said Old Court Road the three following courses and distances viz: (1) North 28 degrees 38 minutes East 0.58 feet (2) North 23 degrees 58 minutes East 100 feet (3) North 22 degrees 19 minutes East 100 feet thence leaving the center line of said Old Court Road the three following courses and distances viz: (1) South 69 degrees 14 minutes 12 seconds East 507 feet (2) South 74 degrees 22 minutes 27 seconds West 328.85 feet (3) South 29 degrees 47 minutes West 16 feet - to the Northeast corner of said Lightfoot Drive thence running the two following courses and distances viz: (1) along a curve to the right having a radius of 500 feet and an arc length of 191.76 feet (2) North 62 degrees 15 minutes West 148.25 feet to the place of beginning. Containing 2.2 Acres of land more or less.  
Being the property of Louis A. Katz, et ux, as shown on plat plan filed with the Zoning Department.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

# LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

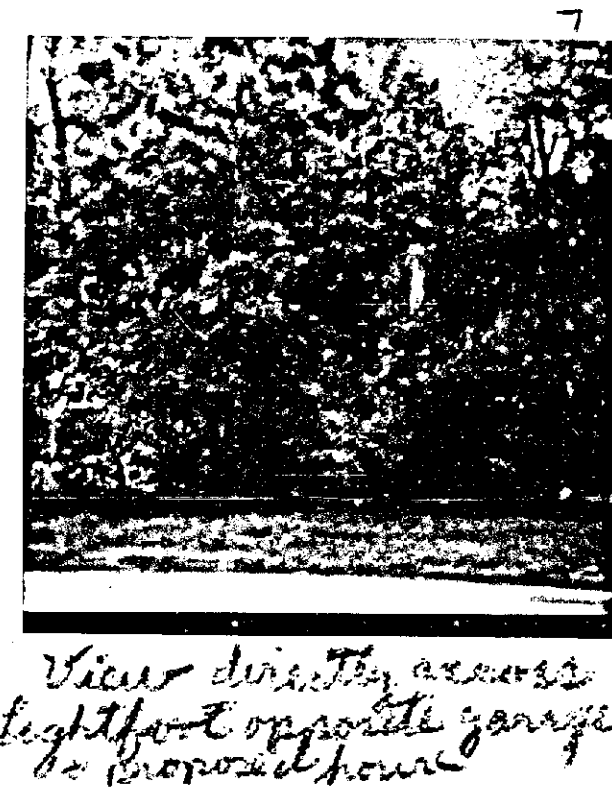
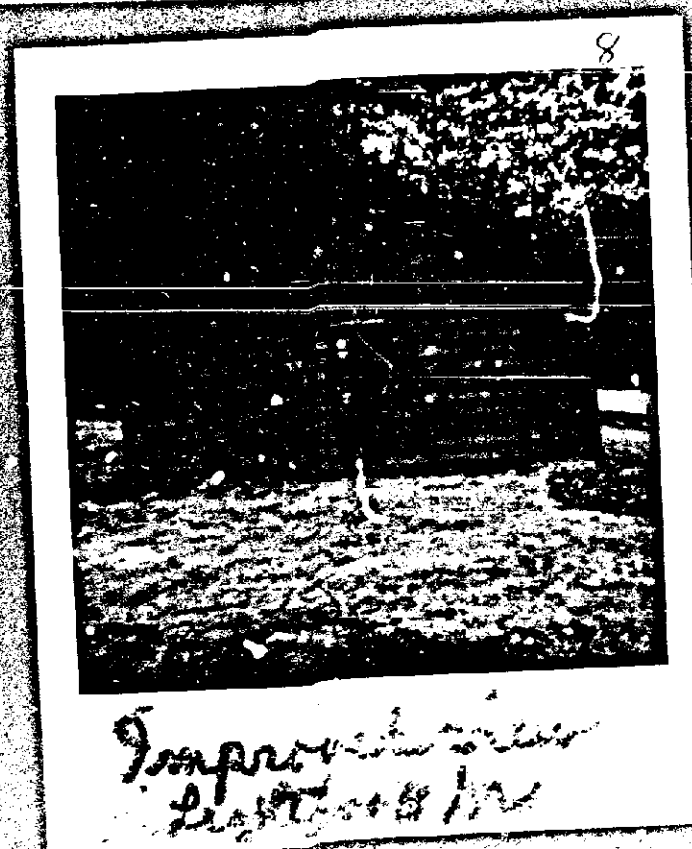
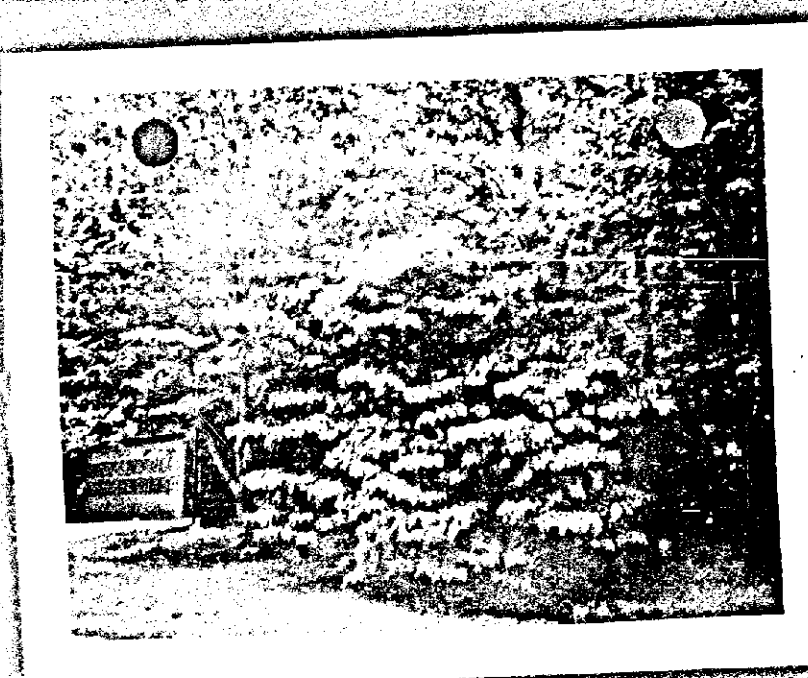
Westminster, Md., Sept. 22, 1983  
THIS IS TO CERTIFY that the annexed Reg. #L53975...P.O. #L8339 was published for one (1) day of Sept. 1983, in the following newspapers:  
☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.  
☐ South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.  
☒ Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.  
Per *[Signature]*

# PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>WCH/JP</i>	Revised Plans: Change in outline or description Yes _____ No _____				
Previous case: _____	Map # <i>2C</i>				

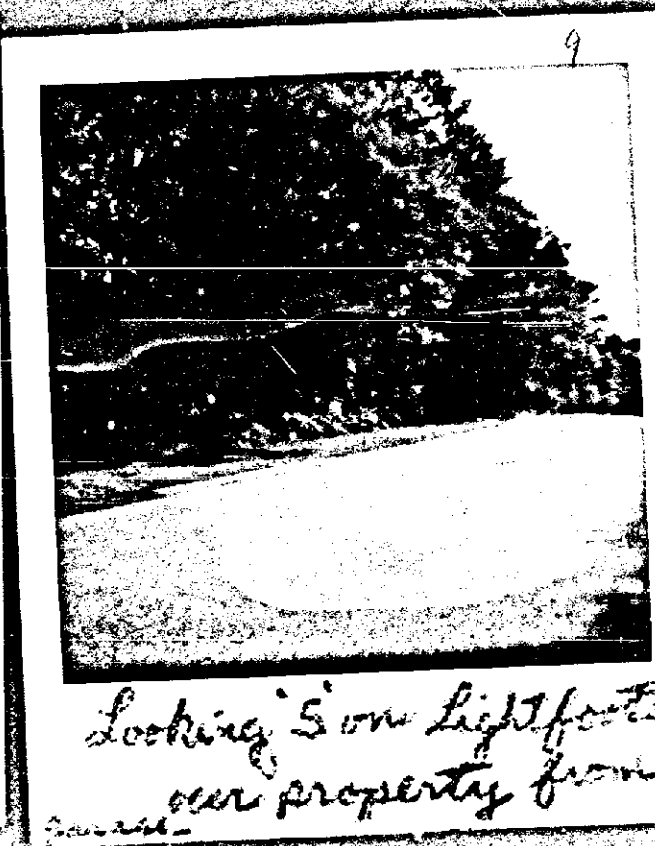
Item # 59



*View directly across Lightfoot opposite garage to proposed house*



*Showing how well kept our present property is maintained*



*Looking S on Lightfoot over property from*

